From: Bob Havlicek
To: Marc Schneider; Daniel Cohen
Cc: Sanford Riggs; John Polanskey
Subject: FW: The Residences at Depot Street - follow up from our conference call
Date: Thursday, February 24, 2022 1:44:32 PM

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Police Chief Schneider/Commander Cohen,

To keep you informed, please see the action plan below for The Residences at Depot Street – an 80-unit development dedicated to serving homeless. Although you were not on the conference call with the mayor, I believe Lt. Lara was on the call. We welcome your questions or comments.

Sincerely,

hasbarco
Housing Authority of the County of Santa Barbara
Caring for Community

Bob Havlicek | Executive Director
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Customer Service Survey: Let us know how we are doing.

From: Bob Havlicek <bobhavlicek@HASBARCO.ORG>
Sent: Wednesday, February 23, 2022 7:26 AM
To: apatino@cityofsantamaria.org; ewaterfield@cityofsantamaria.org; jstilwell@cityofsantamaria.org
Cc: Sanford Riggs <sanfordriggs@HASBARCO.ORG>; John Polanskey <johnpolanskey@HASBARCO.ORG>
Subject: The Residences at Depot Street - follow up from our conference call

Mayor Patino, Council Member Etta Waterfield, City Manager Jason Stillwell:

The Housing Authority of the County of Santa Barbara (HASBARCO) is working to address issues at the Residences at Depot Street in Santa Maria. To that end, HASBARCO has implemented or planned the following:

- We have implemented 24/7 security in the entry of each building from the parking lot, effective February 7, 2022. All individuals must show Identification, or if they are residents unknown to the guards , they must have a photo on file. All visitors must sign in and out. We have seen a dramatic decrease in undesirable activity and unwanted visitors from this one change.
- All other entrances to the buildings have been secured to only allow emergency exit.
- We currently have 9 pending eviction cases in process where residents have either given notice to leave or are in court proceedings. In the past year, we have 8 residents engaged in unacceptable behavior who have already left involuntarily through notice to move, eviction, or by other means.
- As a result of the caliber of applicant referrals we initially received and housed, HASBARCO has enhanced screening procedures which utilizes a commercial criminal background

investigation. HASBARCO has contracted with a private investigator (PI) to enhance the screening process. The PI is a retired Police Officer. As a result, we discover much more relevant information that will lead us to reject a higher percentage of referrals, and new tenants moving in are more likely to succeed and not cause unnecessary disruption.

- Housing Management Staff have been in communication with SMPD and HASBARCO has agreed to pay for FLOCK automated License Plate Reader Cameras in the front of the DEPOT Street development. We don't know when the cameras will be installed, but we do know that it is in process.
- HASBARCO project management staff are designing a two-part process for "hardening" the site . This first step will include short fences at the front of the building with sharp and inhospitable landscaping to discourage people from jumping over the 2nd story balconies and 1st story patios. The second step includes 6-foot-high fencing/gates to close the site to all but authorized residents and to reduce visitor traffic. This will require City Planning, Police and Fire Department approval and will take much longer to implement.
- We are in the process of reconfiguring the parking in our lot to allow authorized visitors to park in employee spaces after normal business hours. The eviction actions underway may reduce some of the street parking because these tenants sometimes attract unwanted visitors. But to be clear, the eviction actions underway will not eliminate all the street parking issues.
- We plan to install additional pole lighting at the front of the two buildings and we have engaged a professional lighting designer. This will also need to be approved by the City Planning Department. The lighting will serve to discourage unwanted activity.

As you may know, the courts were closed from March 2020 due to COVID, and the State-wide eviction moratorium for non-payment of rent was not lifted until September 30, 2021. Although the courts were processing limited cases for evictions, it was very difficult to have cases heard because of the backlog. As mentioned above, we believe that the enhanced security and Identification procedures have already made a major difference, in addition to evictions of lease violators which have already occurred or are underway.

We have requested SMPD statistics to track police calls in our Depot Street buildings, and we will analyze the data for call trends and evaluate the efficacy of our security enhancements. It is my understanding, that Sgt. Valle will be providing the data by the end of this week. In addition, from an aesthetic perspective, HASBARCO has ramped up enforcement of lease violations for excess belongings on balconies, while being cognizant that an eviction for this type of lease violation would be extremely difficult in court. We are also in the process of ordering balcony covers as a temporary aesthetic measure. This will give us time to find a permanent covering through consultation with our architect. Also, it will be important to have City Support to install site fencing to further enhance security, and HASBARCO will ensure that it complies with Fire Codes.

On our call, everyone acknowledged the existing problem of people experiencing homelessness in the City of Santa Maria. It should not be surprising that 82% of the people referred for Housing at Depot Street were already living in Santa Maria at the time of referral.

Regarding the Motel 6 issues raised in Paso Robles, I had a lengthy discussion with the Executive

Director from HASLO. It is clear from my conversion that most problems at the Paso Robles Motel 6 are caused by the shelter operation on that site, and not by the permanent supportive housing. The shelter has caused a lot of street traffic which the neighborhood is complaining about. Our proposed Motel 6 acquisition has no plans for anything but permanent supportive housing.

I am available to meet with you and walk the site to further illustrate planned security enhancements, or if you prefer, we can arrange a call or Zoom meeting to discuss any remaining questions you may have.

Sincerely,

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